



**AGENDA**  
**REGULAR CITY COUNCIL AND**  
**REDEVELOPMENT AGENCY MEETING**  
**TUESDAY, MAY 9, 2006, 7:00 P. M.**  
**COUNCIL CHAMBERS, 245 E. BONITA AVE.**

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**CITY COUNCIL:**

Mayor Curtis W. Morris  
Mayor Pro Tem Jeff Templeman  
Councilmember Denis Bertone  
Councilmember John Ebner  
Councilmember Sandy McHenry

**1. CALL TO ORDER**

**2. RECOGNITIONS**

- Caryol Smith, Friends of San Dimas Dog Park, California Parks and Recreation Society Community Service Award
- Proclaim May 15-19, 2006 as Week of Lone Hill Middle School Honor Students Week.

**3. ORAL COMMUNICATIONS**

(For anyone wishing to address the City Council on an item not on the agenda. Under the provisions of the Brown Act, the legislative body is prohibited from taking or engaging in discussion on any item not appearing on the posted agenda.)

- a. Members of the Audience

**4. CONSENT CALENDAR**

(All items on the Consent Calendar are considered to be routine and will be enacted by one motion unless a member of the City Council requests separate discussion.)

- a. Resolutions read by title, further reading waived, passage and adoption recommended as follows:

(1) **NO. 06-20** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, APPROVING CERTAIN DEMANDS FOR THE MONTHS OF APRIL AND MAY, 2005.

- b. Approval of minutes for City Council/Staff Retreat of April 3, 2006 and regular meeting of April 25, 2006.
- c. Award of Cash Contract No. 2006-01 to Rite-Way Roof Corporation, in the amount of \$24,392.00, for re-roofing of specified/portions of San Dimas Swim and Racquet Club.
- d. Authorization to waive formal bid process for the purchase of Light Emitting Diode (LED) Traffic Signal Light Fixtures and Award of Bid to Jam Services, a sole source supplier, in the amount of \$20,000.

- f. Proclaim May 2006 as A.L.S. Awareness Month.

END OF CONSENT CALENDAR

## 5. PUBLIC HEARING

- a. 2006-07 Annual City Budget
  - 1) Presentation of preliminary budget highlights
  - 2) Question and Answer Period/General Discussion
  - 3) Other Items of Community Interest.
- b. Tentative Tract Map 05-04, Zone Change 05-01, DPRB Case No. 05-86, Municipal Code Text Amendment No. 06-01, a request to change existing zoning from AL to SFA-20,000 to subdivide an existing 4.62 acre parcel into 7 residential lots at 220 W. Baseline Rd, and a Municipal Code Text Amendment to Code Section 8.36 Noise Ordinance to add exceptions to the allowable residential exterior noise levels.

LOCATION: 220 West Baseline Road, Parcel 8661-009-025

ENVIRONMENTAL: Mitigated Negative Declaration

**RESOLUTION NO. 06-21**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, RECOMMENDING APPROVAL OF TENTATIVE TRACT MAP NO. 05-04 (TTM 062861), A REQUEST TO SUBDIVIDE AN EXISTING 4.64 ACRE PARCEL INTO SEVEN EQUESTRIAN RESIDENTIAL LOTS ON THE PROPERTY LOCATED AT 220 WEST BASELINE ROAD.

**ORDINANCE NO. 1157**, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING MUNICIPAL CODE TEXT AMENDMENT 06-01, A REVISION TO CHAPTER 8.36 NOISE ORDINANCE TO ALLOW AN EXCEPTION TO EXTERIOR NOISE LEVELS TO EXCEED 65 DBA.

**ORDINANCE NO. 1158**, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS AMENDING THE SAN DIMAS MUNICIPAL CODE BY AMENDING THE OFFICIAL ZONING MAP TO CHANGE THE ZONING FROM LIGHT AGRICULTURE TO SINGLE FAMILY AGRICULTURE-20,000 ON THE PROPERTY LOCATED 220 AT WEST BASELINE ROAD.

## 6. PLANNING

- a. Consideration of necessity for alternate development standards and/or procedures for non-residential condominium conversions.

**ORDINANCE NO. 1159**, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS PROHIBITING THE PROCESSING OF ANY TENTATIVE MAPS OR OTHER DISCRETIONARY APPROVALS FOR CONVERSION OF EXISTING NON-RESIDENTIAL BUILDINGS TO CONDOMINIUM UNITS AND PROVIDING FOR ITS ADOPTION AS AN INTERIM URGENCY ZONING ORDINANCE

- b. Appeal of DPRB Case No. 06-02, a 972 square foot two-story addition at 455 Balboa Court.

## 7. OTHER

- a. Update on Appeal of Conditions of Approval for Precise Plan 04-01 (DPRB Case No. 04-75), 510 East Foothill, 15,133 two-story office building.

**8. SAN DIMAS REDEVELOPMENT AGENCY**

- a. Oral Communication
- b. Approval of minutes for April 25, 2006 meeting.
- c. Executive Director
- d. Members of the Agency

**9. ORAL COMMUNICATIONS**

- a. Members of the Audience
- b. City Manager
  - 1) Request from Los Angeles County Registrar-Recorder's Office to announce the need for poll workers for the June 6, 2006 Election.
- c. City Attorney
- d. Members of the City Council
  - 1) Report on Meetings
  - 2) Appointments to the Public Safety Commission.

**10. CLOSED SESSION**

Adjourn to a City/Redevelopment Agency closed session pursuant to Government Code Section 54956.8:

**a. CONFERENCE WITH REAL PROPERTY NEGOTIATION**

Property: Property acquisition pursuant to the Disposition Development Agreement with Costco for the Costco project at the southeast corner of Lone Hill and Gladstone.  
APN: 8383-009-004; 019, 025, 026, 044, 045, 046 & 047, 602 N. Lone Hill Avenue; 526 N. Lone Hill Avenue; 522 N. Lone Hill Avenue; 514 N. Lone Hill Avenue; 508 N. Lone Hill Avenue.  
APN: 8383-009-020 & 021, 506 N. Lone Hill Avenue  
APN: 8383-009-034, 943 W. 5<sup>th</sup> Street; 943 "B" W. 5<sup>th</sup> Street  
APN: 8383-009-035, 933 W. 5<sup>th</sup> Street  
APN: 8383-009-017, 018, & 036, 1000 W. Gladstone  
APN: 8383-009-015 & 016, 1002 Gladstone Street; 1004 Gladstone Street.  
APN: 8383-010-054, 942 W. 5<sup>th</sup> Street  
APN: 8383-010-800, 932 W. 5<sup>th</sup> Street  
APN: 8383-010-009, 922 W. 5<sup>th</sup> Street  
APN: 8383-010-018, 019 & 020, 914 W. 5<sup>th</sup> Street

Negotiating Parties:

For Agency: Blaine Michaelis, City Manager/Executive Director, and J. Kenneth Brown, City/Agency Attorney.

For Developer: Steve McArthur, Costco-Northwest Atlantic

Under Negotiation: Terms and conditions of City/Agency possible participation.

b. **CONFERENCE WITH LEGAL COUNSEL – PENDING LITIGATION  
(SUBDIVISION (a) OF GOVERNMENT CODE SECTION 54956.9)**

Name of Case: Bradley and Rebecca Secreto v. City of San Dimas, LASC Case No. BC298567

c. **CONFERENCE WITH LEGAL COUNSEL – PENDING LITIGATION  
(SUBDIVISION (a) OF GOVERNMENT CODE SECTION 54956.9)**

Name of Case: San Dimas Redevelopment Agency v. Kay E. Staley, LASC #BC345254

d. **CONFERENCE WITH LABOR NEGOTIATOR (G.C. Section 54956.6)**

The City Council will meet with City Manager Blaine Michaelis to discuss FY 2006-07 budget issues as they relate to City of San Dimas employees.

e. **REPORT OF CLOSED SESSION ACTION**

**11. ADJOURNMENT**

The next meeting is May 23, 2006, 7:00 p.m.

COPIES OF STAFF REPORTS AND/OR OTHER WRITTEN DOCUMENTATION PERTAINING TO THE ITEMS ON THE AGENDA ARE ON FILE IN THE OFFICE OF THE CITY CLERK AND ARE AVAILABLE FOR PUBLIC INSPECTION DURING THE HOURS OF 8:00 A.M. TO 5:00 P.M. MONDAY THROUGH FRIDAY. INFORMATION MAY BE OBTAINED BY CALLING (909) 394-6216. CITY COUNCIL MINUTES AND AGENDAS ARE ALSO AVAILABLE ON THE CITY'S HOME PAGE ON THE INTERNET: <http://cityofsandimas.com>

THE CITY OF SAN DIMAS CITY COUNCIL CHAMBERS ARE EQUIPPED WITH A HEARING ASSISTANCE SYSTEM. PLEASE CONTACT THE CITY CLERK AT 909/394-6216 TO CHECK OUT A RECEIVER.

**POSTING STATEMENT:** ON MAY 5, 2006, A TRUE AND CORRECT COPY OF THIS AGENDA WAS POSTED ON THE BULLETIN BOARDS AT 245 EAST BONITA AVENUE (SAN DIMAS CITY HALL) 145 NORTH WALNUT AVENUE (LOS ANGELES COUNTY PUBLIC LIBRARY, SAN DIMAS BRANCH); AND 300 EAST BONITA AVENUE (UNITED STATES POST OFFICE).